



Arlington Zoning Board of Appeals

Date: Tuesday, July 12, 2022

Time: 7:30 PM

Location: Conducted by remote participation

Additional Details:

Agenda Items

Administrative Items

1. Remote Participation Details

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Baker's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: <https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

You are invited to a Zoom meeting.

When: Jul 12, 2022 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://town-arlington-ma.us.zoom.us/meeting/register/tZEqdOGoqT0qGtXTn8Gik9weW4tJ6iXteE8>

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting ID 857 3807 6001

Dial by your location

+1 312 626 6799 US (Chicago)
+1 646 876 9923 US (New York)
+1 646 931 3860 US
+1 301 715 8592 US (Washington DC)

2. Members Vote: Approval of Decision for 68 Brantwood Road

3. **Members Vote: Approval of Decision for 30 Venner Road**
4. **Members Vote: Approval of Decision for 82 Grandview Road**

Hearings

5. **Docket # 3700: 38-40 Newport Street (Continued Hearing)**
6. **Docket # 3701: 79 Ronald Road**

Meeting Adjourn



Town of Arlington, Massachusetts

Remote Participation Details

Summary:

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

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Town of Arlington, Massachusetts

Docket # 3700: 38-40 Newport Street (Continued Hearing)

ATTACHMENTS:

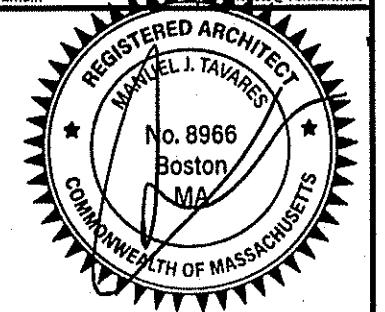
Type	File Name	Description
<input checked="" type="checkbox"/> Reference Material	RESD_NEWPORT_ST@38-40_(ARLINGTON_MA)_REV_PDF_SET_JUNE30-22.pdf	RESD NEWPORT ST@38-40 (ARLINGTON, MA)_REV_PDF SET_JUNE30-22

#	REVISIONS	DATE
1	VARIOUS CHANGES	06/11/2022
2	VARIOUS CHANGES	06/30/2022



**MILTAVARES
ARCHITECTS**

200 Broadway Suite 104 Lynnfield, MA 01940
Phone: 781-595-8400 Fax: 781-595-8300
Email: miltavaresarchitects@verizon.net



PREPARED FOR:
MR BRANDON WOOLKALIS

ADDRESS:
**38-40 NEWPORT STREET
ARLINGTON, MA**

DRAWING TITLE:
**ARCHITECTURAL
DATA SHEET**

SCALE:	GIVEN
DATE:	06/30/2022
DRAWN BY:	J.T.
CHECKED BY:	MJT
PROJECT #:	T - 1
	222-19

NEW ADDITION TO EXISTING TWO FAMILY 38-40 NEWPORT STREET, ARLINGTON, MA

INDEX OF DRAWINGS

- T-1 TITLE SHEET/ ARCHITECTURAL DATA
- A-1 BASEMENT FLOOR PLAN
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 ATTIC PLAN
- A-1.4 ROOF PLAN
- A-2 FRONT ELEVATION
- A-2.1 RIGHT SIDE ELEVATION
- A-2.2 REAR ELEVATION
- A-2.3 LEFT SIDE ELEVATION
- A-3 PARTIAL BUILDING SECTION

GENERAL NOTES:

1. TYPICAL INTERIOR WALLS SHALL BE 2"X4" WOOD STUD $\frac{1}{2}$ " O.C. WITH $\frac{1}{2}$ " GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.
 2. DIMENSIONS SHOWN ARE TO THE FACE OF STUD, UNLESS OTHERWISE NOTED.

LEGEND:

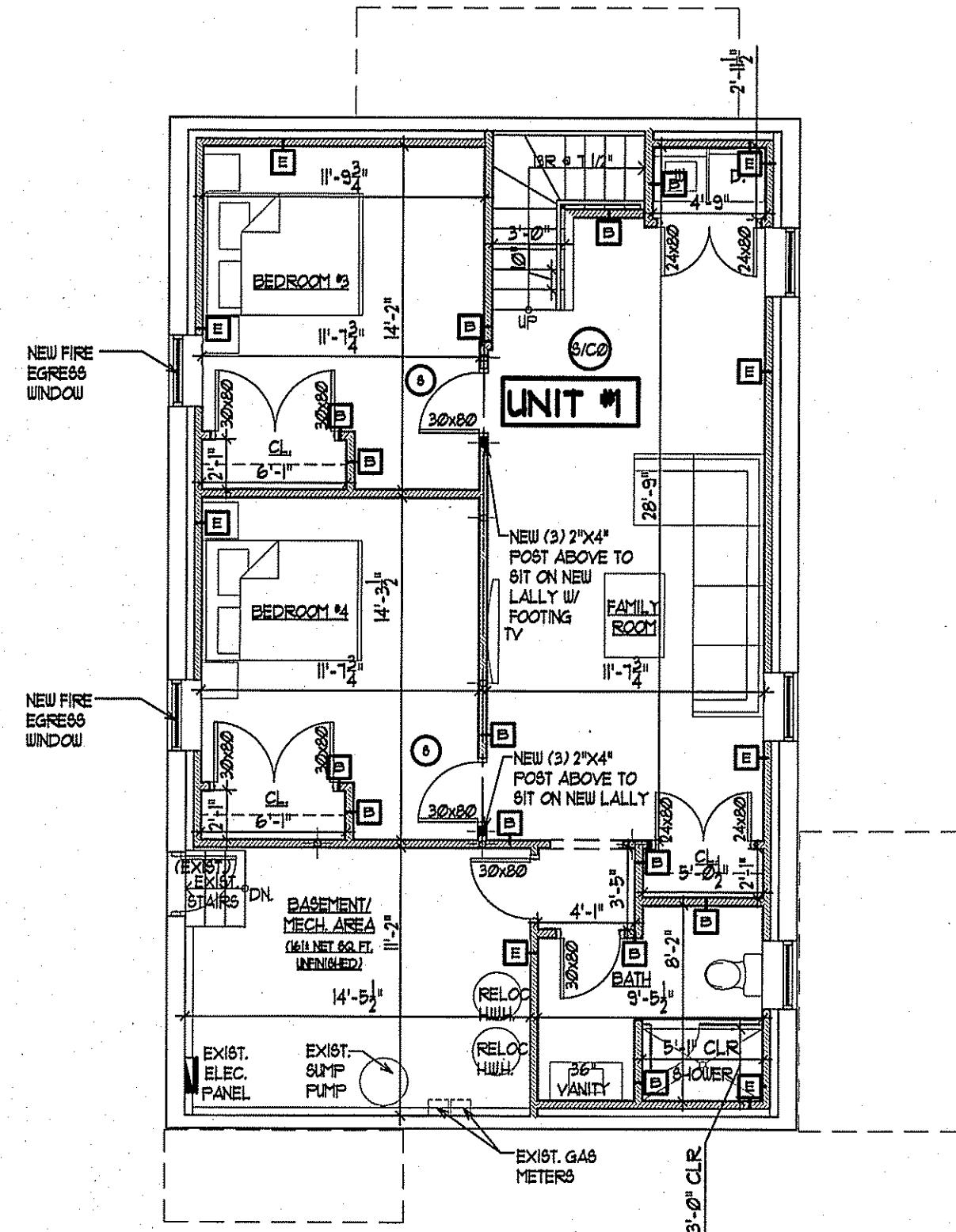
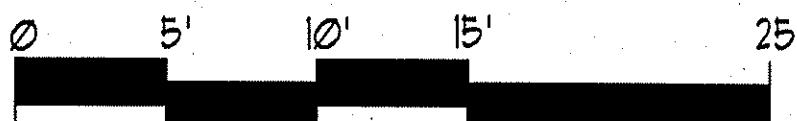
A		EXTERIOR WALL: 2"X6" @16" O.C. W/ $\frac{1}{2}$ " G.I.W.B., $\frac{1}{2}$ " CDX PLY, AND SIDING
B		INTERIOR WALL: 2"X4" @16" O.C. W/ $\frac{1}{2}$ " G.I.W.B. ON BOTH SIDES
C		INTERIOR WALL: 2"X6" @16" O.C. W/ $\frac{1}{2}$ " G.I.W.B. ON BOTH SIDES
D		INTERIOR WALL: 2"X6" @16" O.C. W/ $\frac{1}{2}$ " G.I.W.B. ON ONE SIDE
E		INTERIOR WALL: 2"X4" @16" O.C. W/ $\frac{1}{2}$ " G.I.W.B. ON ONE SIDE
		EXISTING WALLS

LIFE SAFETY LEGEND

- S SMOKE DETECTOR
- S/CO COMBO SMOKE AND CARBON MONOXIDE DETECTOR

BASEMENT FLOOR PLAN: 140± NET SQ. FT

GRAPHIC SCALE:



#	REVISIONS	DATE
1	VARIOUS CHANGES	06/11/2022

MILTAVARES
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REPAVED FOR:
MR BRANDON WOOLKALIS

ADDRESS:
**38-40 NEWPORT STREET
 ARLINGTON, MA**

DRAWING TITLE:
**BASEMENT
 FLOOR PLAN**

RE:	GIVEN
6/16/2022	
BY:	J.T.
CRED BY:	MJT
ACCT #:	
222-19	

A = 1

GENERAL NOTES:

1. TYPICAL INTERIOR WALLS SHALL BE 2"X4" WOOD STUD @16" O.C. WITH $\frac{1}{2}$ " GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.
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LEGEND:

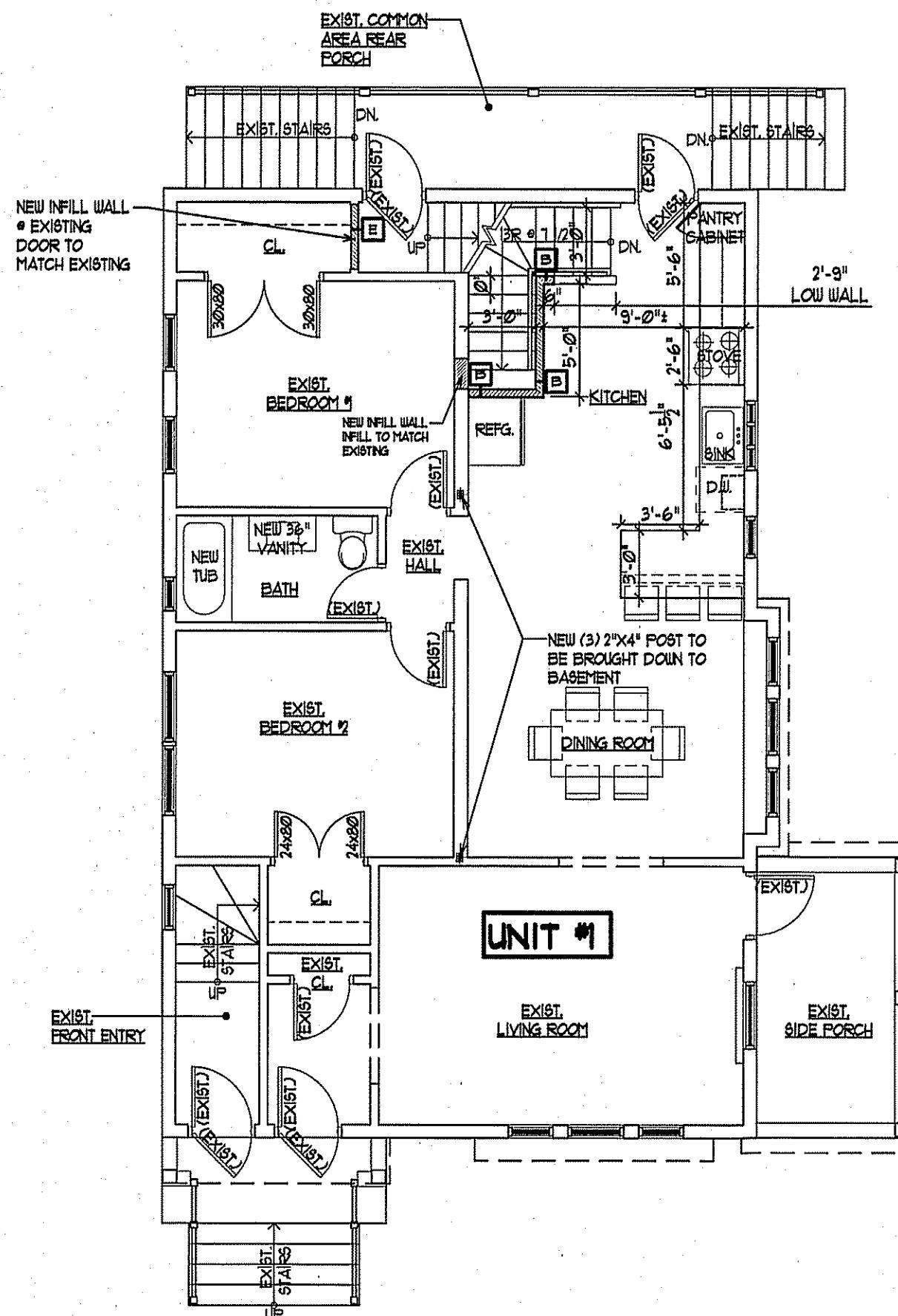
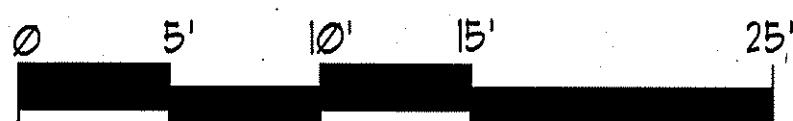
A	EXTERIOR WALL: 2"X6" @16" O.C. W/ $\frac{1}{2}$ " GWB, $\frac{1}{2}$ " CDX PLY, AND SIDING
B	INTERIOR WALL: 2"X4" @16" O.C. W/ $\frac{1}{2}$ " GWB. ON BOTH SIDES
C	INTERIOR WALL: 2"X6" @16" O.C. W/ $\frac{1}{2}$ " GWB. ON BOTH SIDES
D	INTERIOR WALL: 2"X6" @16" O.C. W/ $\frac{1}{2}$ " GWB. ON ONE SIDE
E	INTERIOR WALL: 2"X4" @16" O.C. W/ $\frac{1}{2}$ " GWB. ON ONE SIDE
	EXISTING WALLS

LIFE SAFETY LEGEND

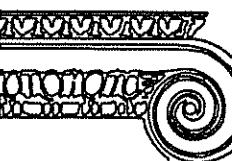
- S SMOKE DETECTOR
- (S/C) COMBO SMOKE AND CARBON MONOXIDE DETECTOR

FIRST FLOOR PLAN: 999± NET SQ. FT.

GRAPHIC SCALE:

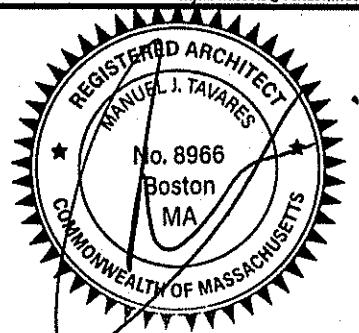


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PREPARED FOR:
MR BRANDON WOOLKALIS

ADDRESS:
**38-40 NEWPORT STREET
ARLINGTON, MA**

DRAWING TITLE:
**FIRST FLOOR
PLAN**

SCALE:	GIVEN
DATE:	06/16/2022
DRAWN BY:	J.T.
CHECKED BY:	MJT
PROJECT #:	222-19

A - 1.1

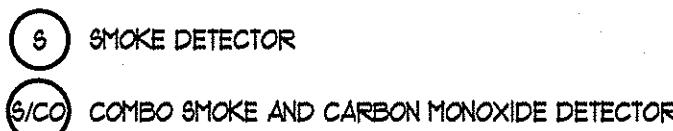
GENERAL NOTES:

1. TYPICAL INTERIOR WALLS SHALL BE 2"X4" WOOD STUD @16" O.C. WITH $\frac{1}{2}$ " GYPSUM WALL BOARD, UNLESS OTHERWISE NOTED.
 2. DIMENSIONS SHOWN ARE TO THE FACE OF STUD, UNLESS OTHERWISE NOTED.

LEGEND:

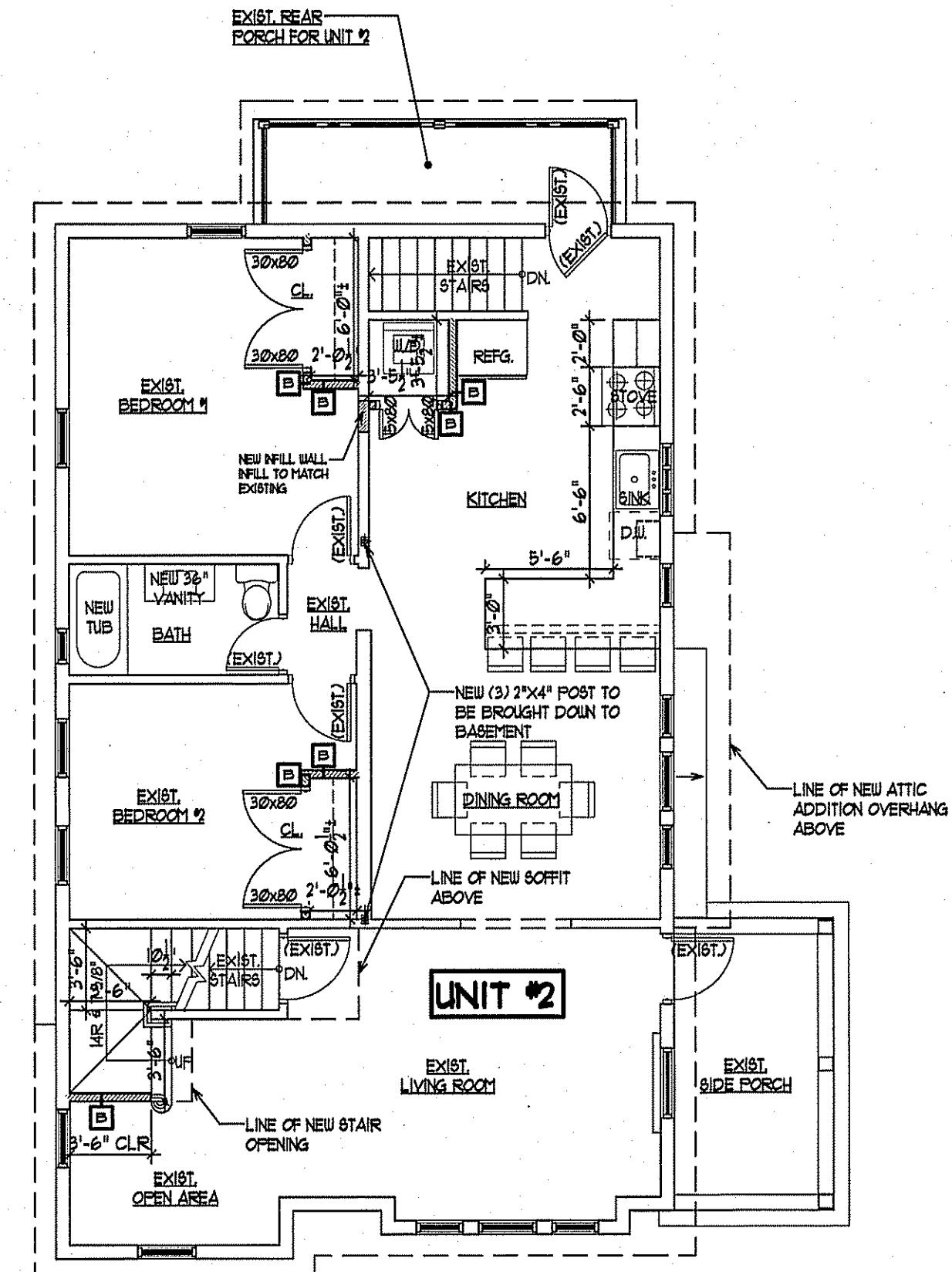
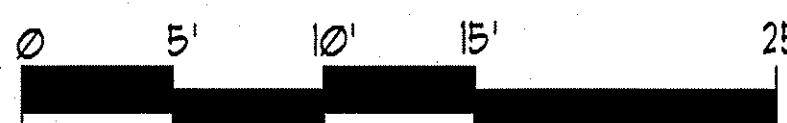
A		EXTERIOR WALL: 2"X6" @16" O.C. W/ $\frac{1}{2}$ " GWB, $\frac{1}{2}$ " CDX PLY, AND SIDING
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E		INTERIOR WALL: 2"X4" @16" O.C. W/ $\frac{1}{2}$ " GWB, ON ONE SIDE
		EXISTING WALLS

LIFE SAFETY LEGEND

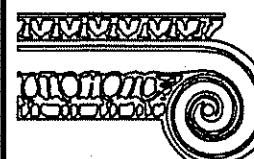


SECOND FLOOR PLAN: 1,046± NET SQ. FT.

GRAPHIC SCALE:

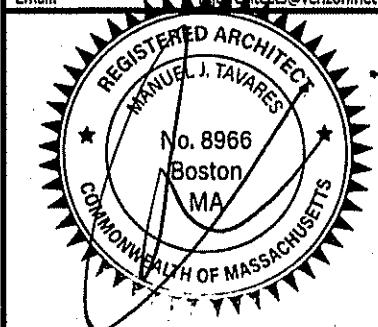


#	REVISIONS	DATE
1	VARIOUS CHANGES	06/11/2022



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PREPARED FOR:

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ADDRESS:

38-40 NEWPORT STREET
ARLINGTON, MA

DRAWING TITLE:

**SECOND FLOOR
PLAN**

SEARCHED	GIVEN
DATED	06/16/2011
DRAWN BY	J.T.
CHECKED BY	MJT
PROJECT #:	222-19

$$\Delta = 12$$

GENERAL NOTES:

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LEGEND:

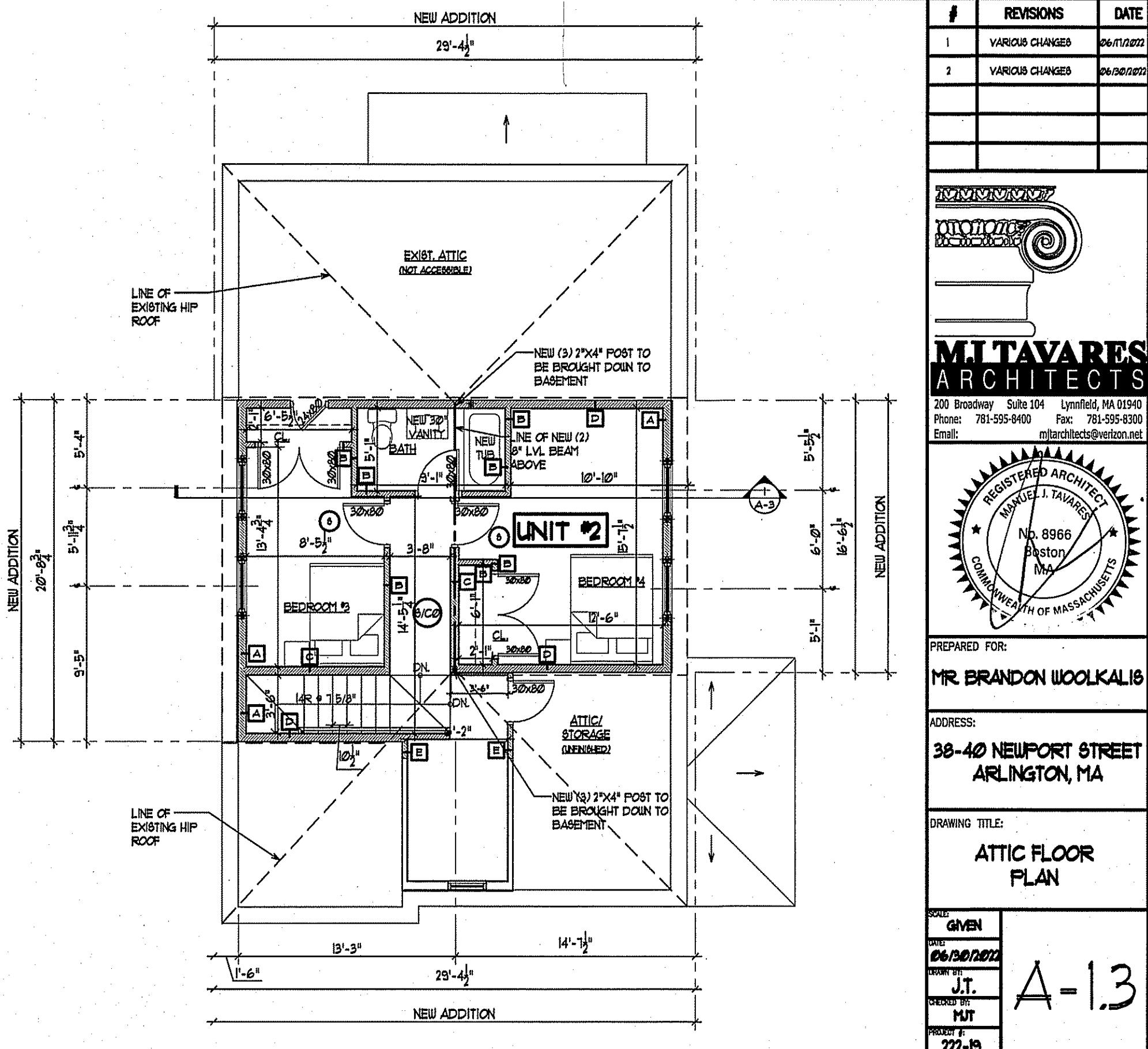
A	EXTERIOR WALL: 2"X6" @16" O.C. W/ $\frac{1}{2}$ " GWB, $\frac{1}{2}$ " CDX PLY, AND SIDING
B	INTERIOR WALL: 2"X4" @16" O.C. W/ $\frac{1}{2}$ " GWB, ON BOTH SIDES
C	INTERIOR WALL: 2"X6" @16" O.C. W/ $\frac{1}{2}$ " GWB, ON BOTH SIDES
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	EXISTING WALLS

LIFE SAFETY LEGEND

- S SMOKE DETECTOR
 S/CO COMBO SMOKE AND CARBON MONOXIDE DETECTOR

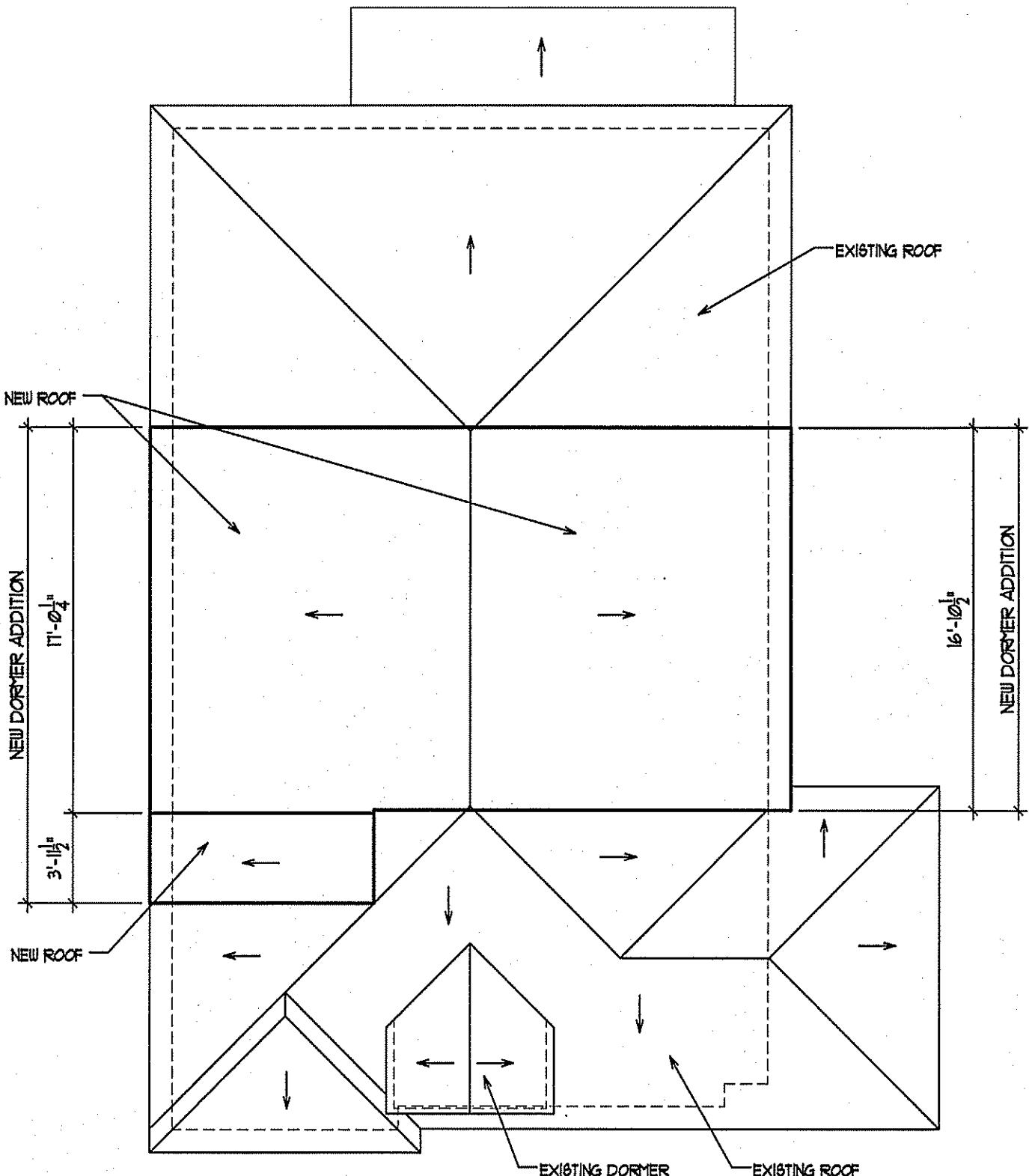
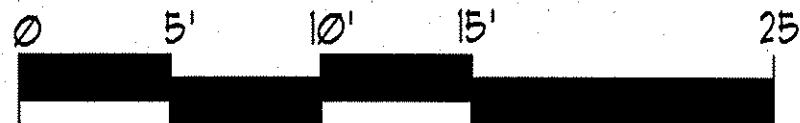
ATTIC FLOOR PLAN: 491± NET SQ. FT.

GRAPHIC SCALE:

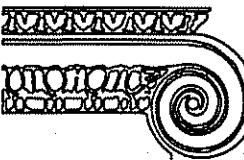


ROOF PLAN

GRAPHIC SCALE:

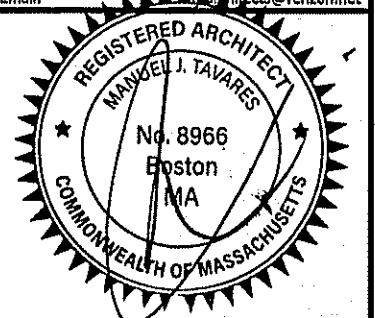


#	REVISIONS	DATE
1	VARIOUS CHANGES	06/11/2022
2	VARIOUS CHANGES	06/30/2022



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ADDRESS:

**38-40 NEWPORT STREET
ARLINGTON, MA**

DRAWING TITLE:

ROOF PLAN

SCALE:	GIVEN
DATE:	06/20/2012
DRAWN BY:	J.T.
CHECKED BY:	MJT
RELEASER:	222-19

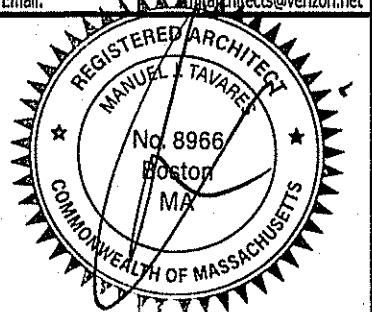
$\Delta = 1.4$

#	REVISIONS	DATE
1	VARIOUS CHANGES	06/11/2012
2	VARIOUS CHANGES	06/30/2012



**MILAVARES
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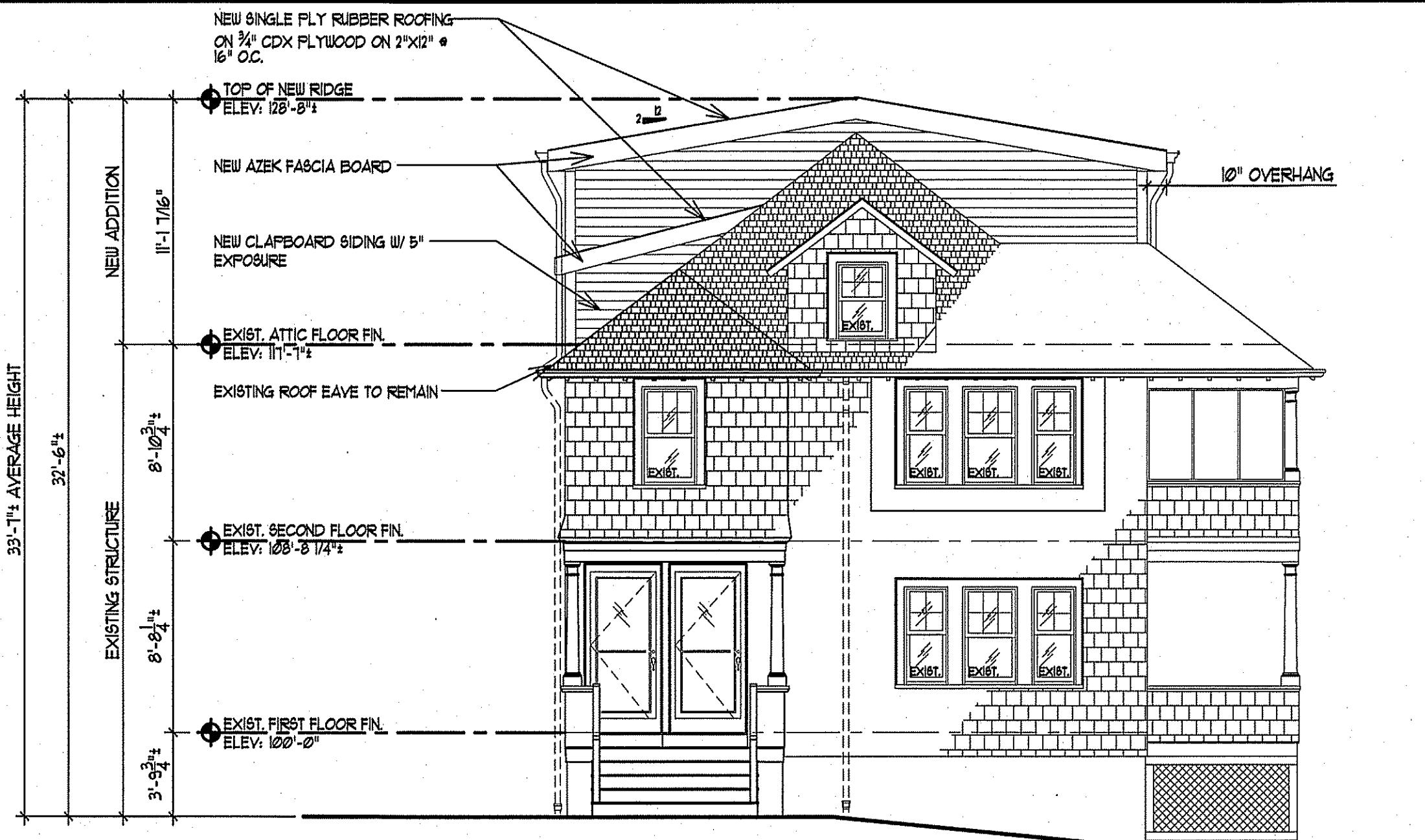
PREPARED FOR:
MR BRANDON WOOLKALIS

ADDRESS:
**38-40 NEWPORT STREET
ARLINGTON, MA**

DRAWING TITLE:
**WEST
ELEVATION**

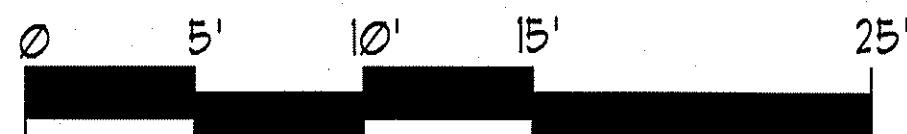
SCALE	GIVEN
DATE	06/30/2012
DRAWN BY	J.T.
CHECKED BY	J.T.
PROJECT #	222-19

A-2



WEST ELEVATION:

GRAPHIC SCALE:



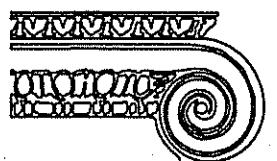
1

WEST ELEVATION:

1/8"=1'-0"

FRONT ELEVATION

#	REVISIONS	DATE
1	VARIOUS CHANGES	06/11/2022



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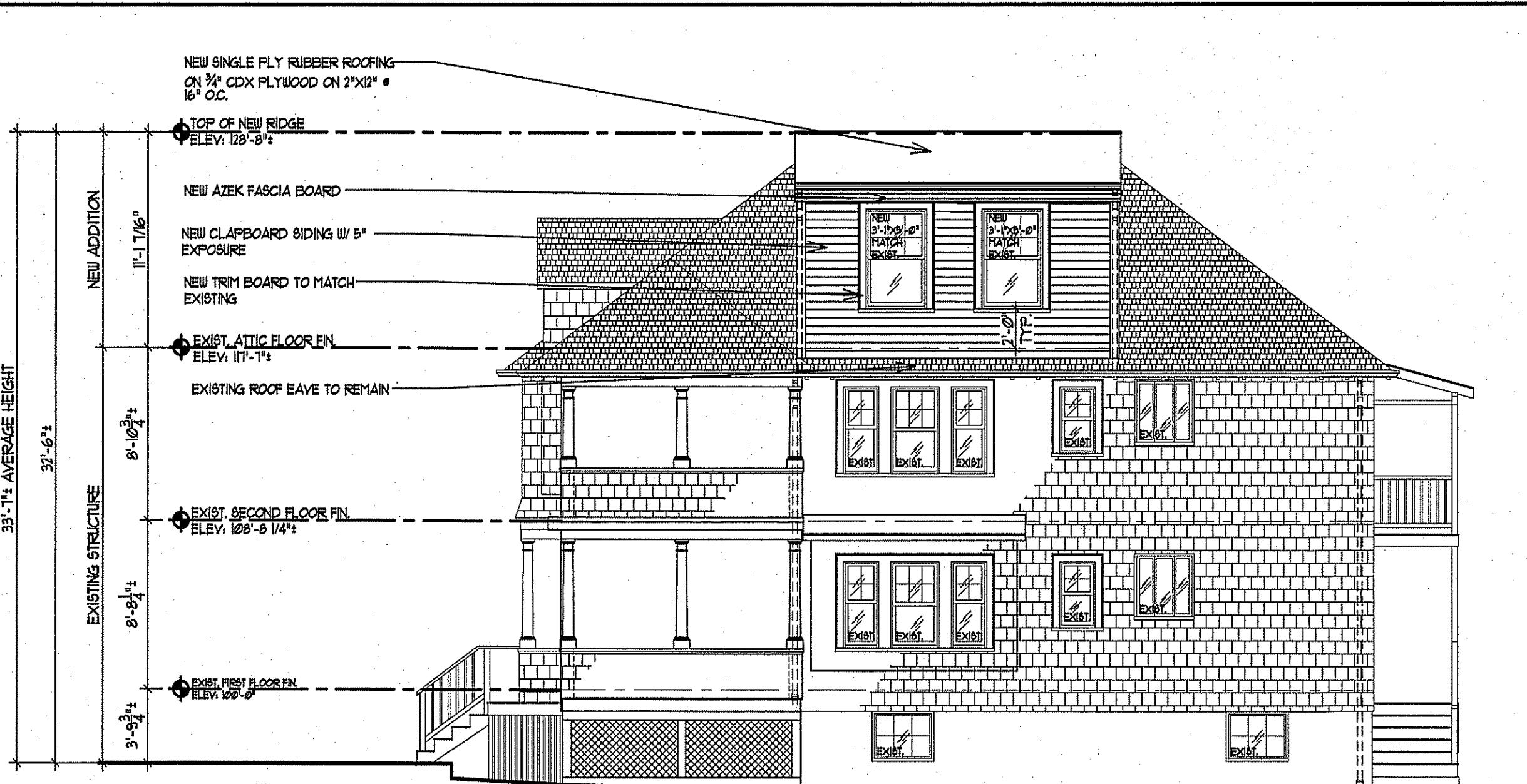


PREPARED FOR:
MR BRANDON WOOLKALIS

ADDRESS:
**38-40 NEWPORT STREET
ARLINGTON, MA**

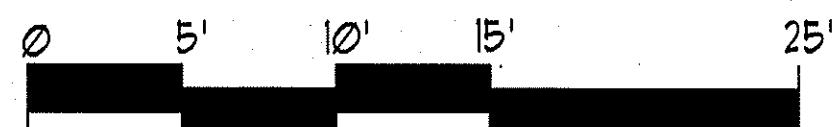
DRAWING TITLE:
**SOUTH
ELEVATION**

SCALE:	GIVEN	A-2.1
DATE:	06/11/2022	
DRAWN BY:	J.T.	
CHECKED BY:	MJT	



SOUTH ELEVATION:

GRAPHIC SCALE:



1

SOUTH ELEVATION:

1/8"=1'-0"

RIGHT SIDE ELEVATION

#	REVISIONS	DATE
1	VARIOUS CHANGES	06/11/2011
2	VARIOUS CHANGES	06/30/2011

**MILTAVARES
ARCHITECTS**

200 Broadway Suite 104 Lynnfield, MA 01940
Phone: 781-595-8400 Fax: 781-595-8300
Email: milarchitects@verizon.net

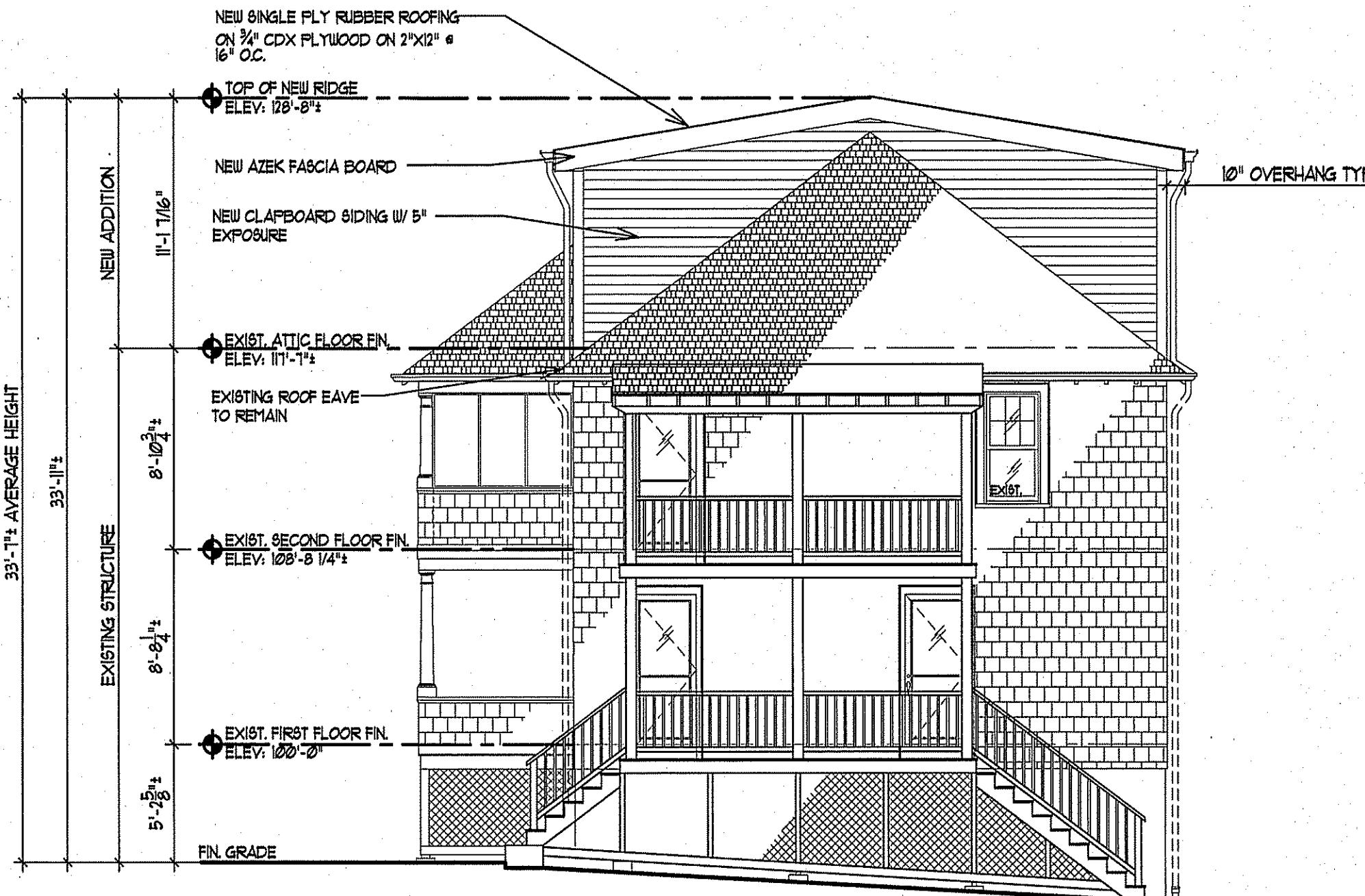
REGISTERED ARCHITECT
MANUEL J. TAVARES
No. 8966
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

PREPARED FOR:
MR BRANDON WOOLKALIS

ADDRESS:
**38-40 NEWPORT STREET
ARLINGTON, MA**

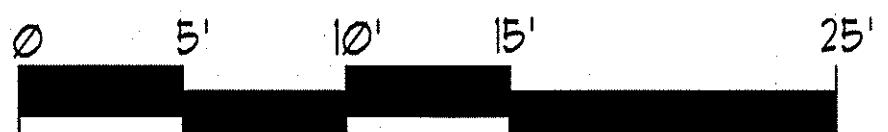
DRAWING TITLE:
EAST ELEVATION

SCALE: GIVEN	A-2.2
DATE: 06/30/2011	
DRAWN BY: J.T.	
CHECKED BY: MJT	



EAST ELEVATION:

GRAPHIC SCALE:



1

EAST ELEVATION:

1/8"=1'-0"

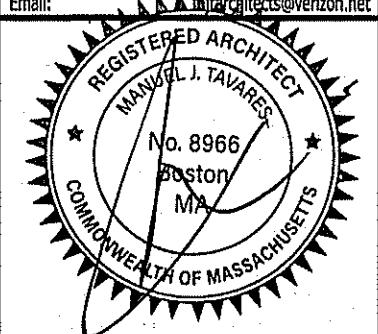
@ REAR ELEVATION

#	REVISIONS	DATE
1	VARIOUS CHANGES	06/11/2022



**M.J.TAVARES
ARCHITECTS**

200 Broadway Suite 104 Lynnfield, MA 01940
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Email: mjarchitects@verizon.net



PREPARED FOR:
MR BRANDON WOOLKALIS

ADDRESS:
**38-40 NEWPORT STREET
ARLINGTON, MA**

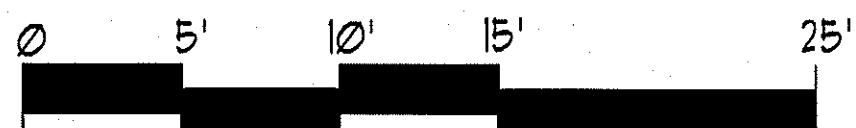
DRAWING TITLE:
**NORTH
ELEVATION**

SCALE GIVEN	
DATE 06/11/2022	
DRAWN BY J.T.	
CHECKED BY M.J.T.	
PROJECT # 222-19	A-2.3



NORTH ELEVATION:

GRAPHIC SCALE:

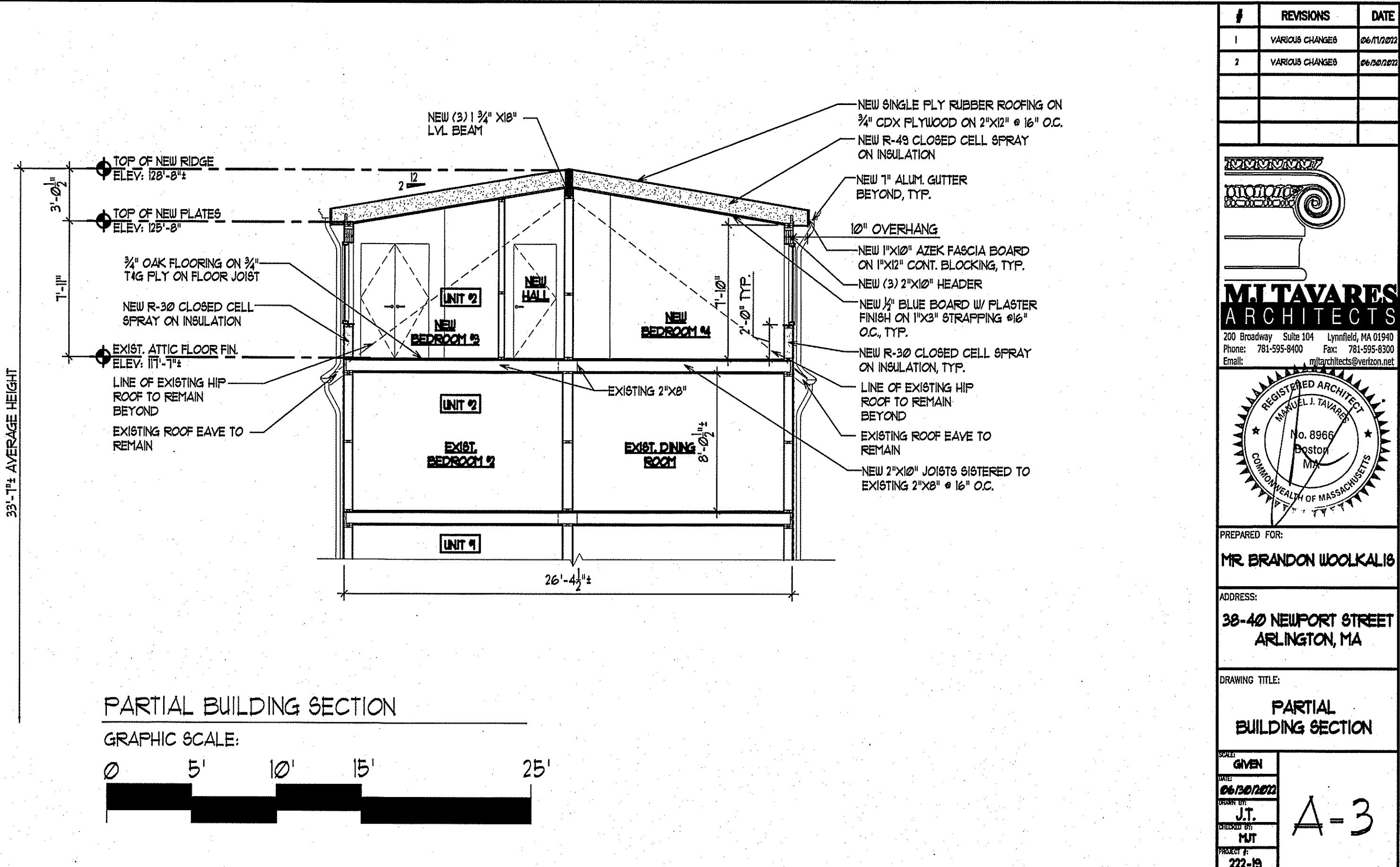


1

NORTH ELEVATION:

1/8"=1'-0"

LEFT SIDE ELEVATION





Town of Arlington, Massachusetts

Docket # 3701: 79 Ronald Road

ATTACHMENTS:

Type	File Name	Description
□ Memorandum	3701_79_Ronald_Road_-_final.pdf	DPCD Memo re: Docket 3701, 79 Ronald Rd
□ Reference Material	ZBA_Package_79_Ronald_Road__#3701.pdf	ZBA Package 79 Ronald Road, #3701



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Zoning Board of Appeals
From: Kelly Lynema, Acting Director, Dept. of Planning and Community Development
Marisa Lau, Senior Planner
Date: 7/6/2022
RE: Docket 3701 – 79 Ronald Road; Special Permit under Zoning Bylaw Section 8.1.3(C)
(Nonconforming Single-Family or Two-Family Dwellings)

The applicants, Becky Wilusz and Scott Rule, seek a Special Permit in accordance with Section 8.1.3(C) (Nonconforming Single-Family or Two-Family Dwellings) of the Zoning Bylaw. The applicant seeks to replace a portico with an enclosed entrance containing a mudroom and bath and a covered porch along the front façade of the existing structure. The addition would increase the total square footage from 2,108 SF to 2,168 SF (+60 SF). Under the proposal, lot coverage would increase from 16.6% to 19.6% (+3%), where a maximum of 35% is allowed.

The structure is in the R1 Zoning District and is nonconforming with the Zoning Bylaw's lot size; front yard and rear yard; and usable open space requirements. The proposed addition would project forward approximately 10.5 feet from the front façade, and the new entry stair would project forward another 5 feet. None of the existing nonconformities would be increased by the proposal. Because the addition extends the exterior walls of the principal structure along the same line, under Section 8.1.3(C) of the Zoning Bylaw, the Board may grant a Special Permit provided it finds that the extension is not substantially more detrimental to the neighborhood than the existing nonconforming dwelling.

The following is an application of the Special Permit criteria (Zoning Bylaw Section 3.3.3):

Criterion #1: Requested Use

The requested use is permitted through a Special Permit in the R-1 Zoning District.

Criterion #2: Public Convenience/Welfare

This proposal would improve the convenience and safety of the front entrance of the single-family dwelling.

Criterion #3: Undue Traffic Congestion/Impairment of Public Safety

There would not be an increase in traffic congestion or an impairment of public safety.

Criterion #4: Undue Burden on Municipal Systems

There would not be an undue burden on municipal systems.

Criterion #5: Special regulations

This proposal would not result in the need for special regulations.

Criterion #6: Integrity/Character of District; Detrimental to Health, Morals, Welfare

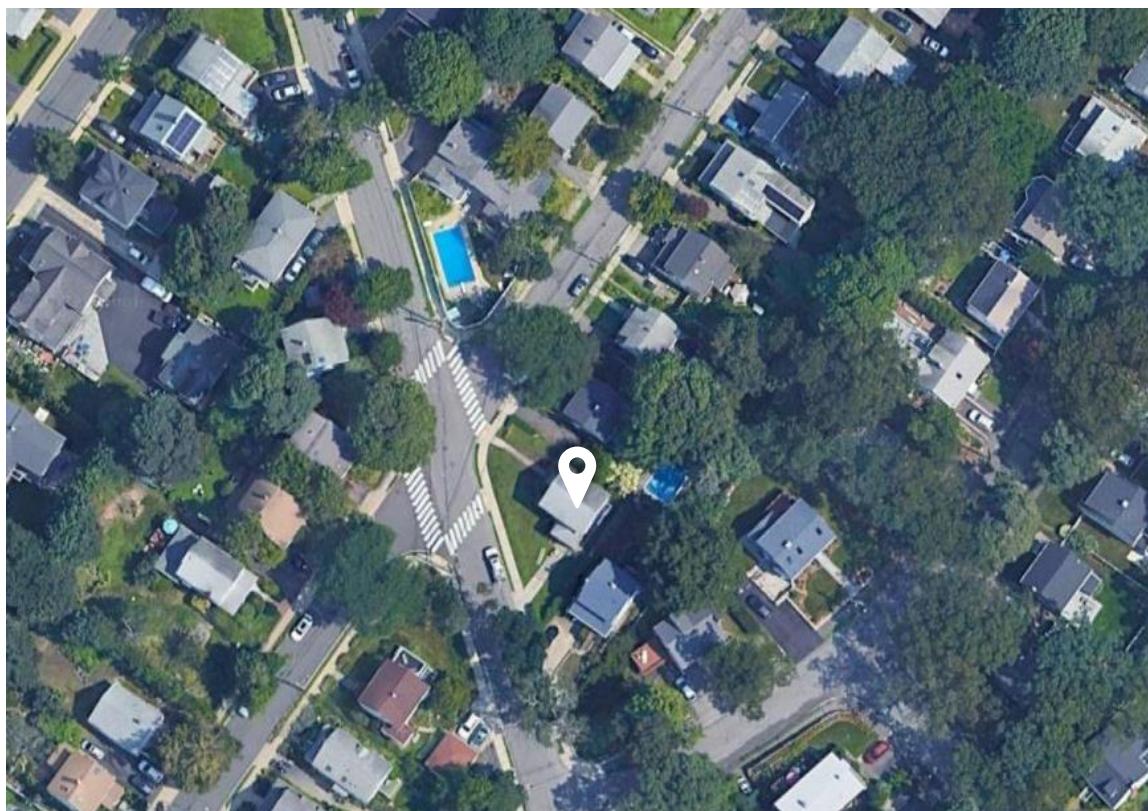
While the proposed mudroom and porch exceeds the maximum square footage allowable by right, the overall proposal is not substantially more detrimental to the neighborhood than the existing structure. Covered or enclosed entries and porches, many of which extend the full width of the front façade, are a common feature of structures in the surrounding neighborhood including on Ronald Road.

The proposed addition complements the architecture of the structure and replaces a portico with a more proportional and prominent feature. Consistent with the Residential Design Guidelines, the proposed design will introduce human-scaled architectural variation to the overall streetscape and add visual interest to the front façade of the structure.¹ Overall, this proposal would not detrimentally impact the neighborhood character of the district or adjoining districts, nor will it be detrimental to the health, morals, or welfare of the neighbors of the property.

Criterion #7: Detrimental Excess in Particular Use

This proposal would not cause any detrimental excesses.

Below are aerial and street-based photos of the current building:



¹ Principle B-1 (pg. 26) and C-1 (pg. 34), Residential Design Guidelines (pg. 34), available at <https://www.arlingtonma.gov/home/showpublisheddocument/54518/637472609831970000>



Recommendation:

The Department of Planning and Community Development maintains that this proposal is consistent with the Special Permit criteria and recommends that the Zoning Board of Appeals approve this application.

Related Dockets:

- #3696: 82 Grandview Road – Applicant sought a special permit to construct a covered porch to the front façade of the structure. Approved on 6/28/22.
- #3686: 238 Park Ave – Applicant sought a special permit to construct a one-story large addition to the rear of building. Approved on 1/25/2022.
- #3685: 47 Crosby St – Applicant sought a special permit to construct an enclosed mudroom and covered porch to the front façade of the structure. Approved on 1/25/22.



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Becky Wilusz and Scott Rule** of Arlington, Massachusetts on June 2, 2022, a petition seeking permission to alter their property located at **79 Ronald Road - Block Plan 093.0-0007-0011.0** Said petition would require a Special Permit under **Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening July 12, 2022 at 7:30 P.M or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**

<https://town-arlington-ma-us.zoom.us/meeting/register/tJloc-upqDlrH9BzpUmQMF2y5Ys20gtIBP9> for documentation relating to this petition, visit the ZBA website at www.arlingtonma.gov/zba.

DOCKET NO 3701

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

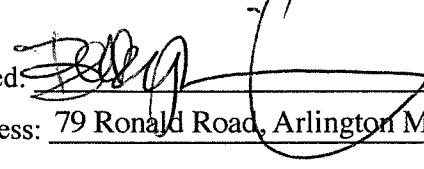
In the matter of the Application of Becky Wilusz and Scott Rule of 79 Ronald Road
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of
the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning
Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

Section 5.3.22 - Open Space

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at
79 Ronald Road with respect to such relief is sought; that no unfavorable action
has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within
the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full
compliance with any and all conditions and qualifications imposed upon this permission, whether by
the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant
represents that the grounds for the relief sought are as follows:

Allow for a special permit for the addition of 60sqft of first floor gross floor area. Property currently
has 0sqft of open space as defined by section 5.3.22

E-Mail: becky.wilusz@gmail.com Signed:  Date: 04/22/2022
Telephone: 978-790-4674 Address: 79 Ronald Road, Arlington MA

TOWN OF ARLINGTON
 Dimensional and Parking Information
 For Applications to the Zoning Board of Appeals

Ronald

1. Property Location: 79 Roland Road Zoning District: r1

2. Present Use/Occupancy: Residential No. of dwelling units 1

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
2,108 Sq. Ft.

4. Proposed Use/Occupancy: Residential No. of dwelling units 1

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
2,168 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4,454	un	min. 6000
7. Frontage (Ft.)	123.96'	un	min. 60
8. Floor area ratio	na	un	max. na
9. Lot Coverage (%)	16.6%	19.6%	max 35%
10. Lot Area per Dwelling Unit (Sq. Ft.)	4,454	un	min. 6000
11. Front Yard Depth (Ft.)	21.6	un	min. 21.6
12. Left Side Yard Depth (Ft.)	10.9	un	min. 10.9
13. Right Side Yard Depth (Ft.)	na	un	min. na
14. Rear Yard Depth (Ft.)	8.8	un	min. 8.8
15. Height (Stories)	2	un	max. 2.5
16. Height (Ft.)	30.35'	un	max. 35
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	0	0	
17A. Landscaped Open Space (% of GFA)	0	0	min. 445
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	0	0	
18A. Usable Open Space (% of GFA)	0	0	min. 10%
19. Number of Parking Spaces	3	un	min. 2
20. Parking area setbacks (if applicable)	na	na	min. na
21. Number of Loading Spaces (if applicable)	na	na	min. 0
22. Type of construction	5b	5b	N/A
23. Slope of proposed roof(s) (in. per ft.)	5.5 : 12	5.5 : 12	min. 2 : 12

TOWN OF ARLINGTON
 Open Space / Gross Floor Area Information
 For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Ronald

Address: 79 Roland Road

Zoning District: r1

<u>OPEN SPACE*</u>	EXISTING	PROPOSED
Total lot area	<u>4498</u>	<u>un</u>
Open Space, Usable	<u>0</u>	<u>0</u>
Open Space, Landscaped	<u>0</u>	<u>0</u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

GROSS FLOOR AREA (GFA)†

Accessory Building	<u>na</u>	<u>na</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>738</u>	<u>738</u>
1 st Floor	<u>738</u>	<u>798</u>
2 nd Floor	<u>632</u>	<u>632</u>
3 rd Floor	<u>na</u>	<u>na</u>
4 th Floor	<u>na</u>	<u>na</u>
5 th Floor	<u>na</u>	<u>na</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>0</u>	<u>0</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>0</u>	<u>0</u>
All weather habitable porches and balconies	<u>0</u>	<u>0</u>
Total Gross Floor Area (GFA)	<u>2,108</u>	<u>2,168</u>

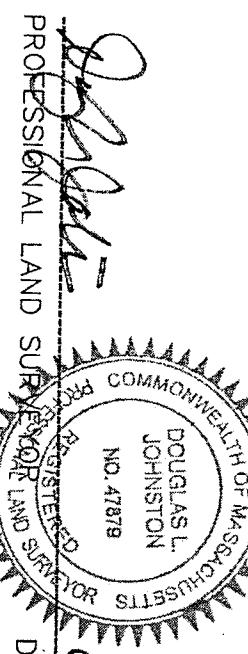
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

REQUIRED MINIMUM OPEN SPACE AREA

Landscaped Open Space (Sq. Ft.)	<u>0</u>	<u>0</u>
Landscaped Open Space (% of GFA)	<u>0</u>	<u>0</u>
Usable Open Space (Sq. Ft.)	<u>0</u>	<u>0</u>
Usable Open Space (% of GFA)	<u>0</u>	<u>0</u>

This worksheet applies to plans dated 04/15/2022 designed by Miller Design LLC

Reviewed with Building Inspector: _____ Date: _____



Douglas L. Johnston
PROFESSIONAL LAND SURVEYOR
REGISTERED LAND SURVEYOR
DATE

04/21/22

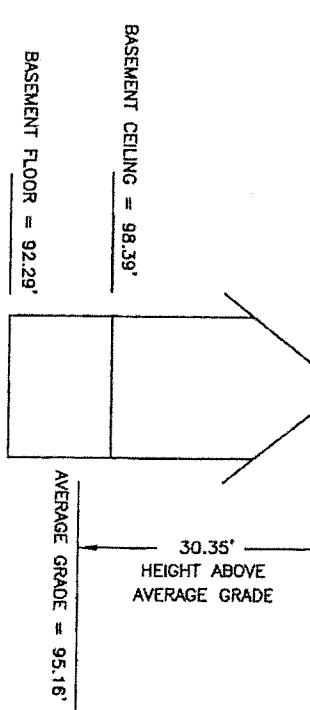
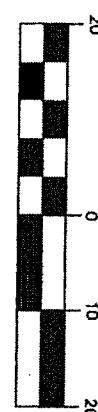
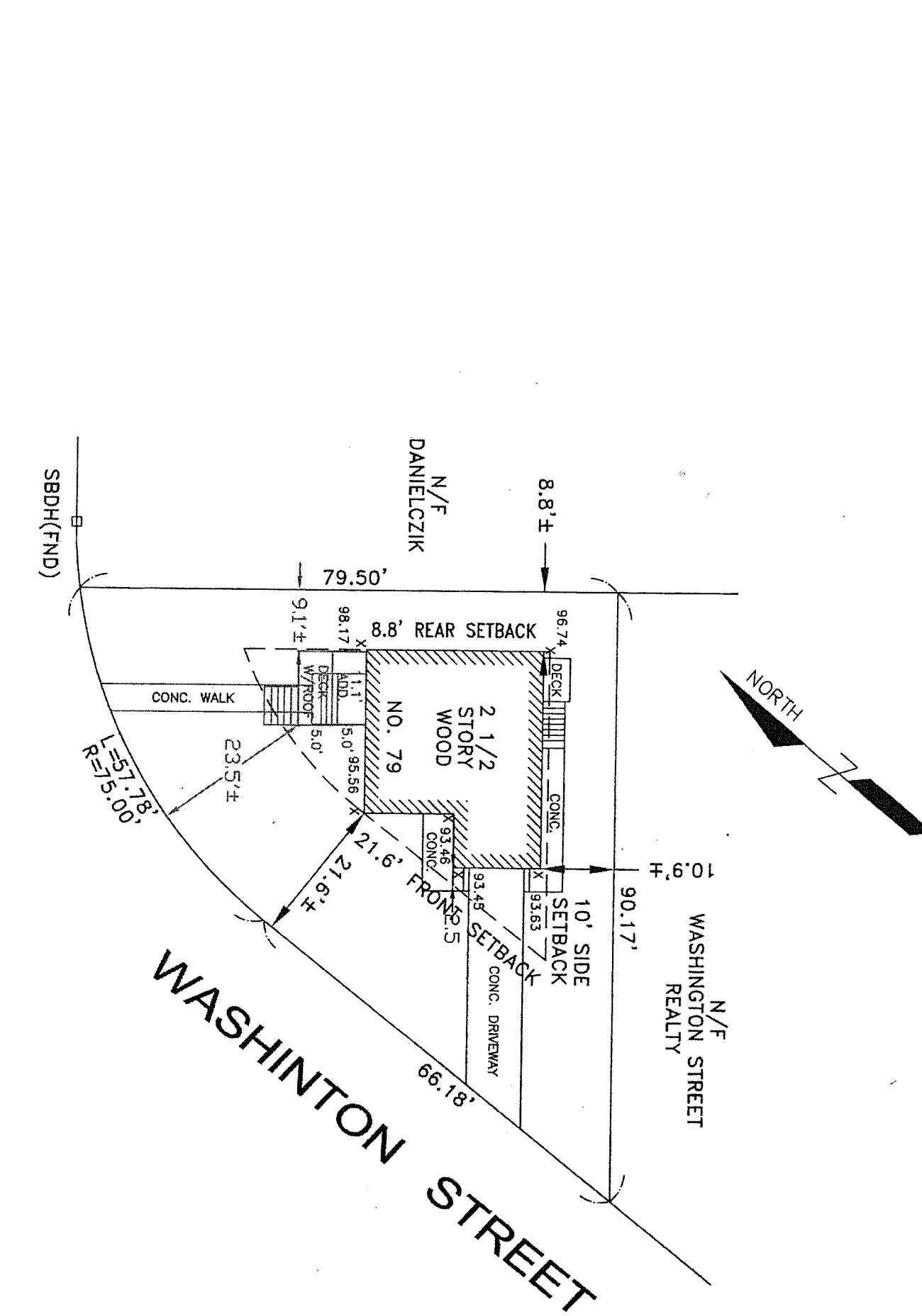
DLJ GEOMATICS
PROFESSIONAL LAND SURVEYING
276 NORTH STREET
WEYMOUTH, MA 02191
(781) 812-0457

79 RONALD DR ARLINGTON.dwg

NOTES
 1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY
 OF DEEDS IN DEED BOOK 21505, PAGE 465.
 2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY
 OF DEEDS IN PLAN BOOK 378, PAGE 9.
 3. SUBJECT PARCEL IS LOCATED IN ZONE R-1.
 4. THERE IS 0 USABLE OPEN SPACE ON THE SUBJECT PROPERTY. THERE ARE NO SQUARE HORIZONTAL DIMENSIONS OF AT LEAST 25'.

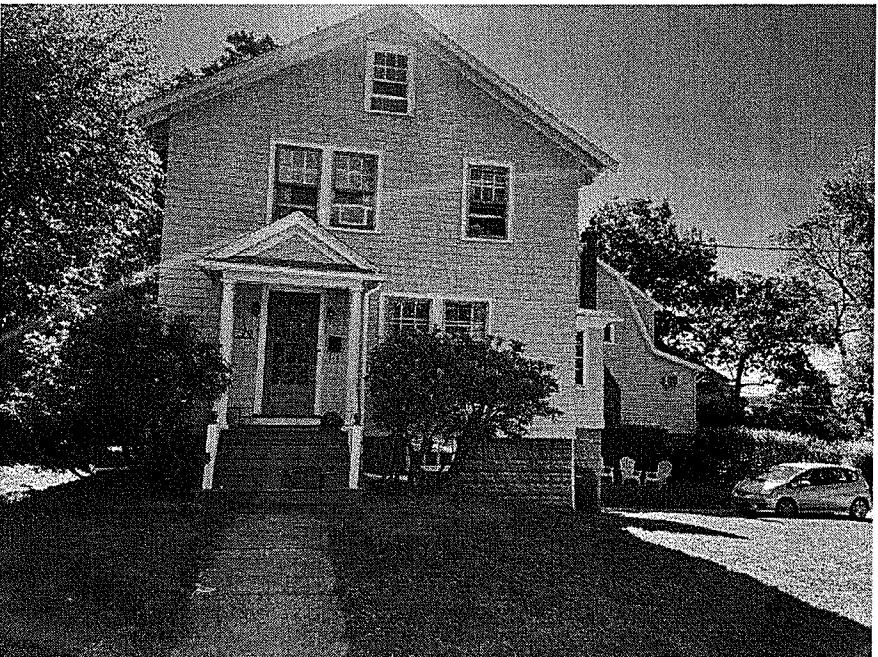
LOT AREA = 4,454 S.F. \pm
 EXISTING BUILDING = 740 S.F. \pm
 EXISTING CONCRETE AREA = 555 S.F. \pm
 PROPOSED ADDITION = 111 S.F. \pm
 EXISTING LOT COVERAGE = 16.6%
 PROPOSED LOT COVERAGE = 19.1%
 EXISTING OPEN SPACE = 70.9%
 PROPOSED OPEN SPACE = 68.4%
 SEE NOTE (4)

RONALD ROAD



GENERAL NOTES:

1. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
2. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
3. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
4. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
5. SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
6. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.
7. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
8. CONTRACTOR TO COORDINATE THE LOCATION OF ELECTRICAL OUTLETS TO MEET CODE. CONTRACTOR TO UPGRADE ELECTRICAL PANEL AS NEEDED TO ACCOMMODATE NEW ADDITION.
9. PAINT AND/OR STAIN ALL EXTERIOR SIDING, DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.
10. ALL PLUMBING AND LIGHTING FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
11. CONTRACTOR TO INSTALL AND COORDINATE ALL HVAC EXTENSIONS AND RENOVATIONS INTO NEW SPACE AS REQUIRED.



ZBA SUBMISSION APRIL 15, 2022

PROJECT DESCRIPTION: BATHROOM, MUDROOM AND DECK ADDITION
W/KITCHEN RENOVATION

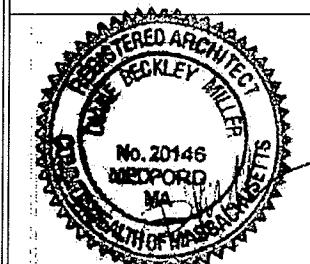
DRAWING LIST

- A1 COVER SHEET
- A2 BASEMENT / FIRST FLOOR DEMO PLAN
- A3 SECOND FLOOR / ROOF DEMO PLAN
- A4 EXISTING ELEVATIONS
- A5 EXISTING ELEVATIONS
- A6 SECOND FLOOR / ROOF LAYOUT PLANS
- A7 SECTION / ELEVATIONS
- A8 ELEVATIONS

SYMBOL LEGEND	
	WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW WALL
	SECTION
	DOOR TAG
	WINDOW TAG
	RECESSED CAN LIGHT AS SELECTED BY OWNER
	WALL MOUNTED SCONCES AS SELECTED BY OWNER
	CEILING MOUNTED LIGHT AS SELECTED BY OWNER

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date: Issued for:
9/10/21 SCHEMATIC DESIGN
4/15/22 ZONING SUBMISSION



WILLUSZ / RULE
79 RONALD ROAD
ARLINGTON, MA

COVER
SHEET

Sheet
Number:

A1

PROJECT INFORMATION: PER ZONING AMENDMENTS
ARLINGTON ZONING RESIDENTIAL DISTRICT: R1

FRONT YARD SETBACK: 21.6' EXISTING CONFORMING UNCHANGED
SIDE YARD SETBACK: 10.9' EXISTING CONFORMING UNCHANGED
REAR YARD SETBACK: 8.8' EXISTING CONFORMING UNCHANGED
FRONTAGE: 123.96' EXISTING CONFORMING
SIZE: 4445 SQFT EXISTING NON CONFORMING
LOT COVERAGE: SEE SURVEY
OPEN SPACE: 0 (SEE SITE PLAN - GROSS AREA INCREASED 50SQFT - SPECIAL PERMIT REQUIRED)

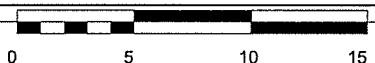
MAX 35' HEIGHT: 30.35' EXISTING UNCHANGED - CONFORMING
STORIES 2 EXISTING UNCHANGED - CONFORMING

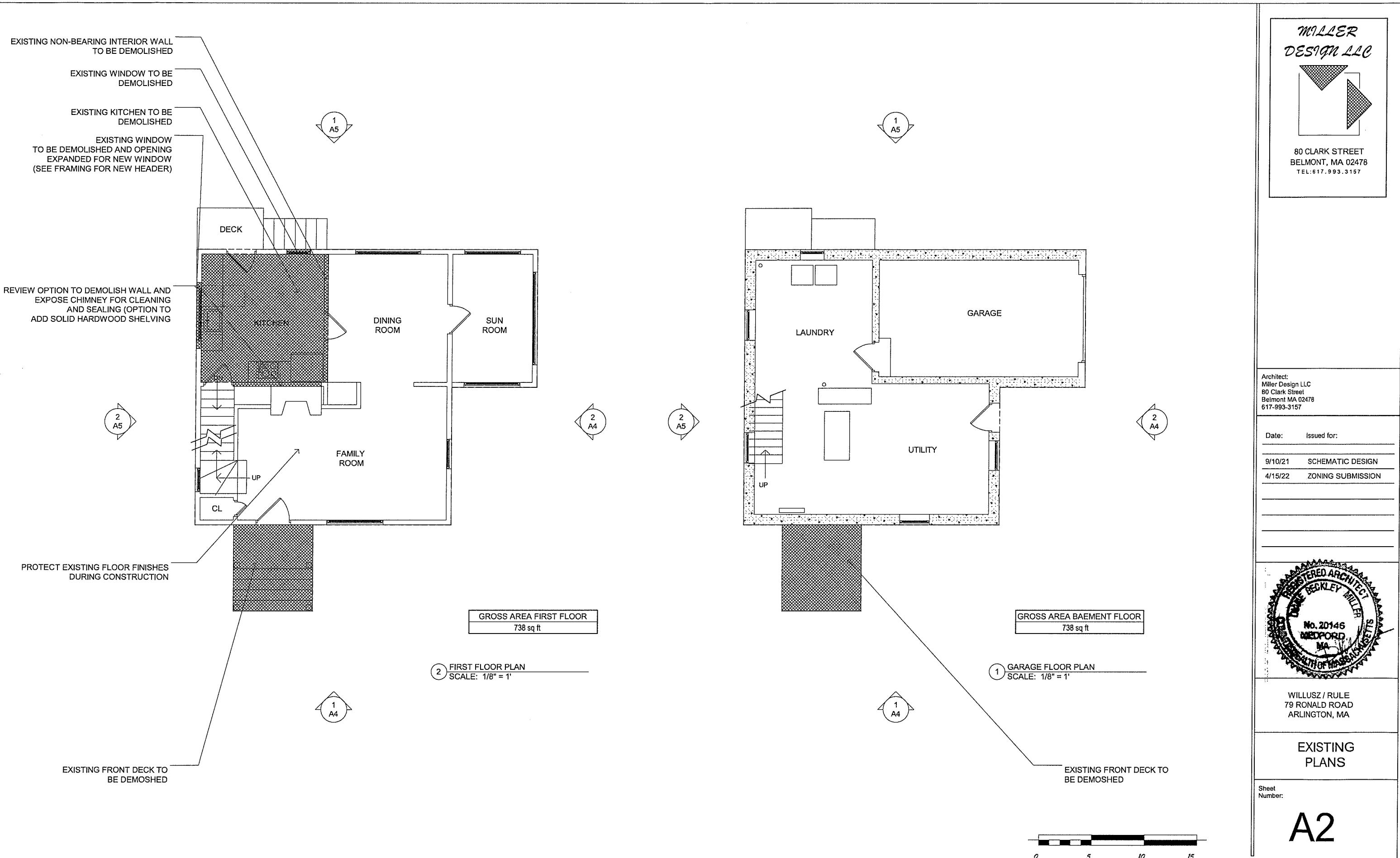
ENERGY AUDIT:

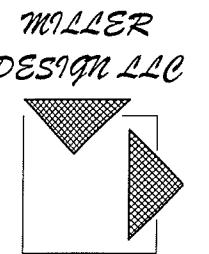
COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENERGY CODE (IRC 2015 W/ MASSACHUSETTS AMENDMENTS SECTION N101).

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R49 ROOF R-VALUE, R20 WALL R-VALUE, R30 FLOOR R-VALUE, R10 CRAWL SPACE WALL R-VALUE.
2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING W/.30 U FACTOR.
3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.







80 CLARK STREET
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
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Belmont MA 02478
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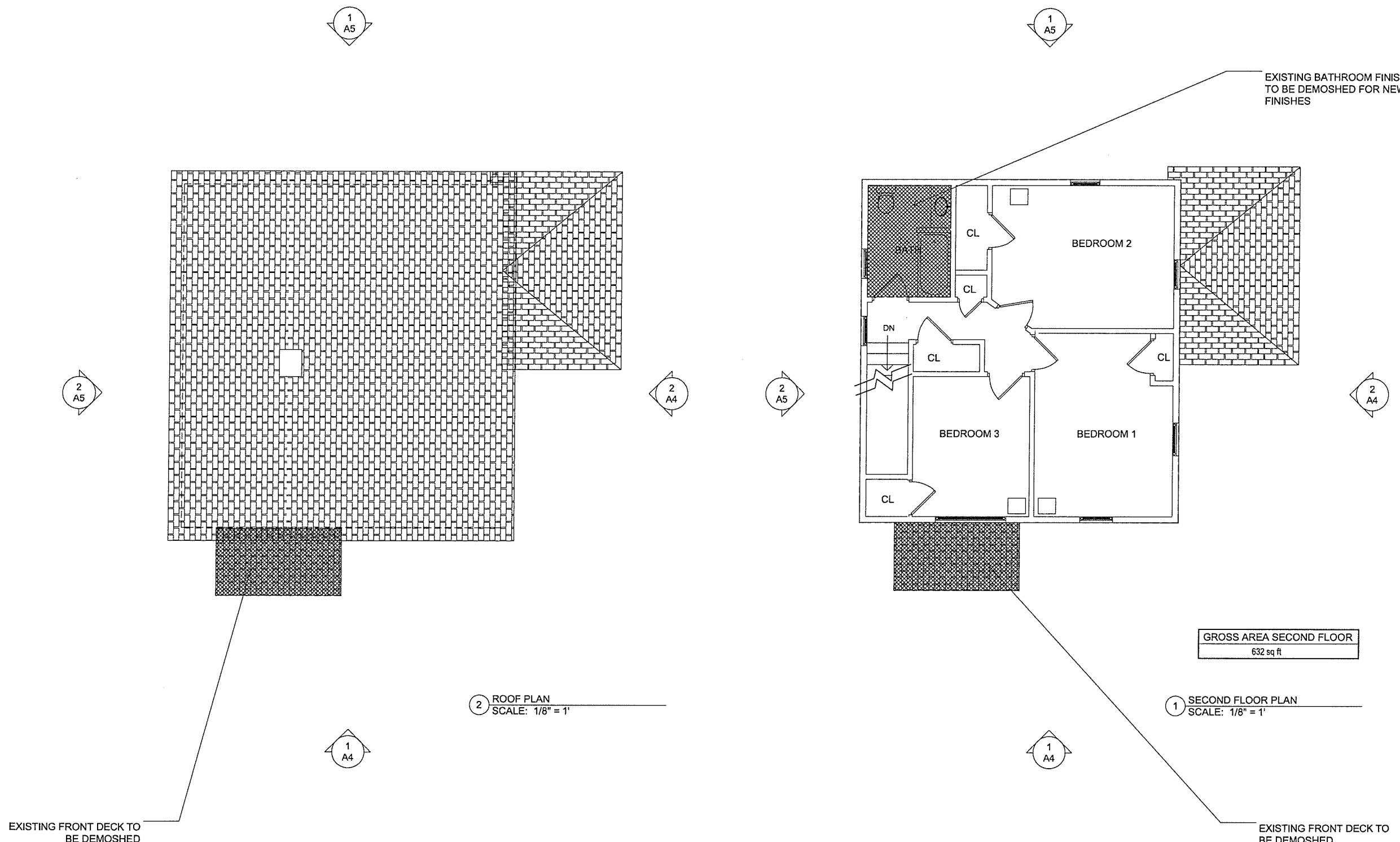
9/10/21 SCHEMATIC DESIGN
4/15/22 ZONING SUBMISSION

WILLUSZ / RULE
79 RONALD ROAD
ARLINGTON, MA

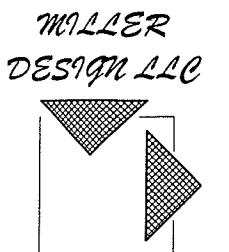
EXISTING PLANS

Sheet Number:

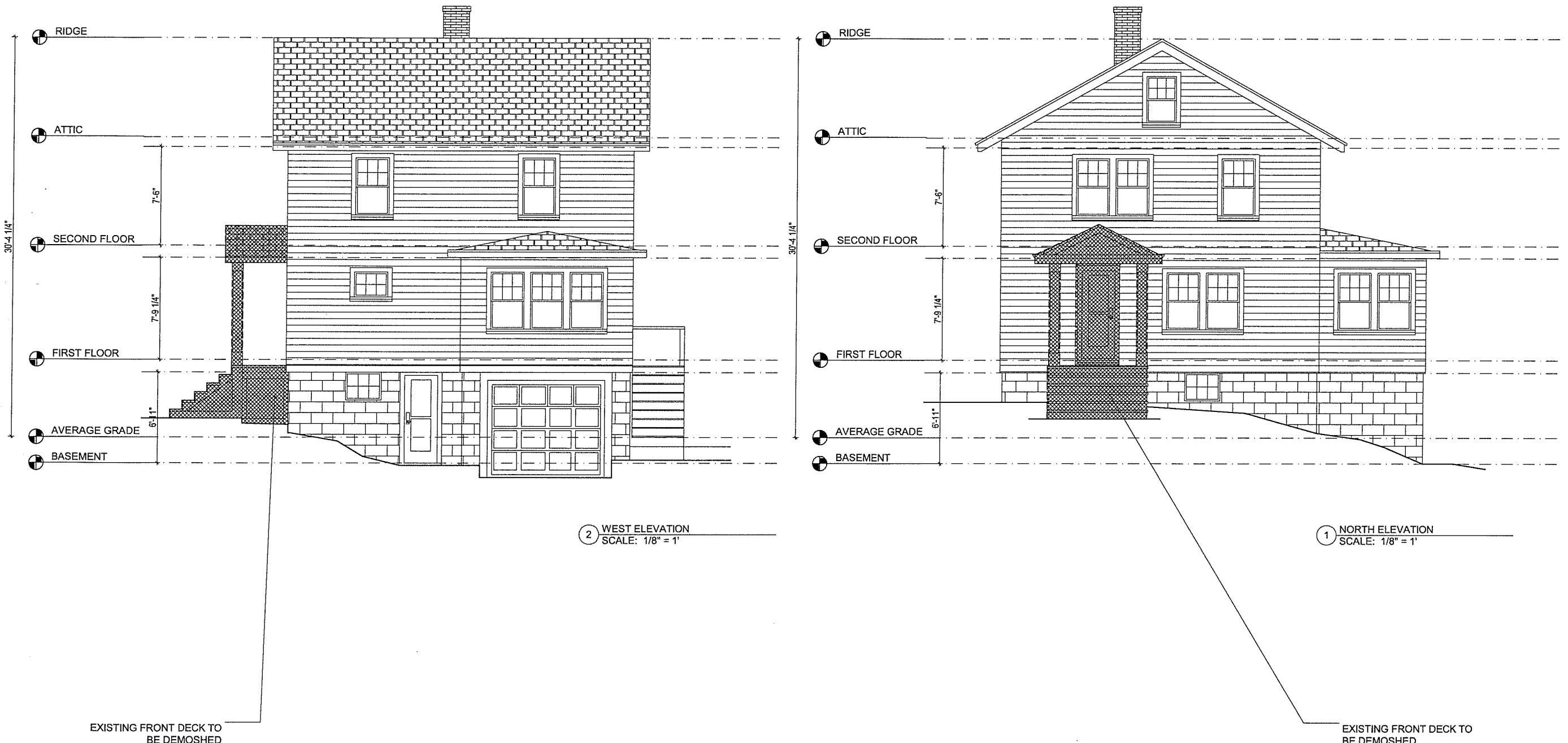
A3



0 5 10 15



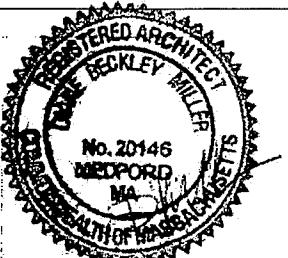
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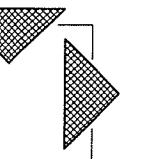
EXISTING ELEVATIONS

Sheet Number:

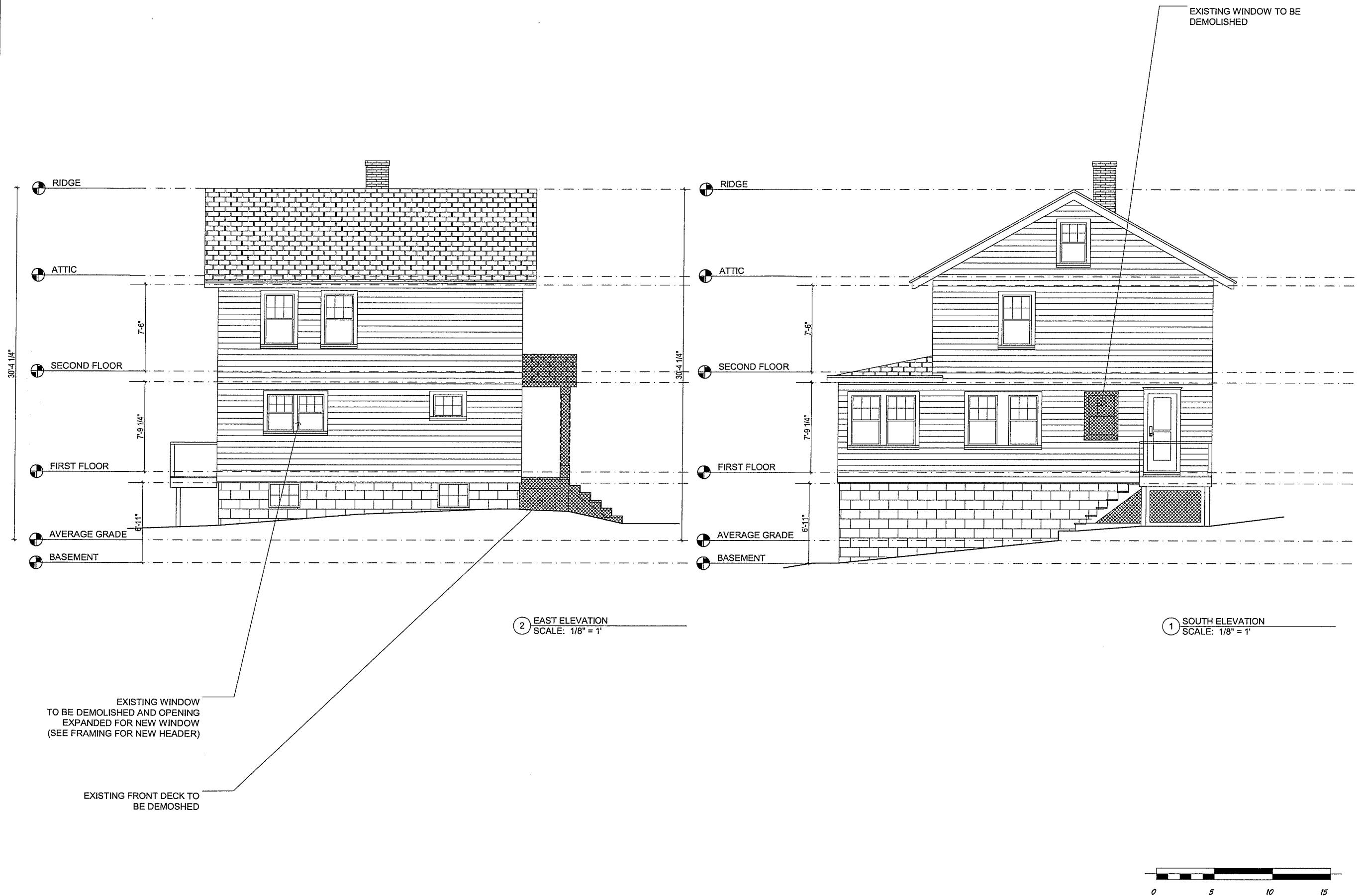
A4

0 5 10 15

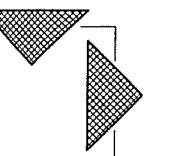
MILLER
DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478
TEL: 617.993.3157



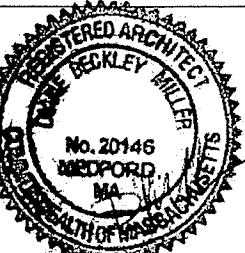
MILLER
DESIGN LLC



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79 RONALD ROAD
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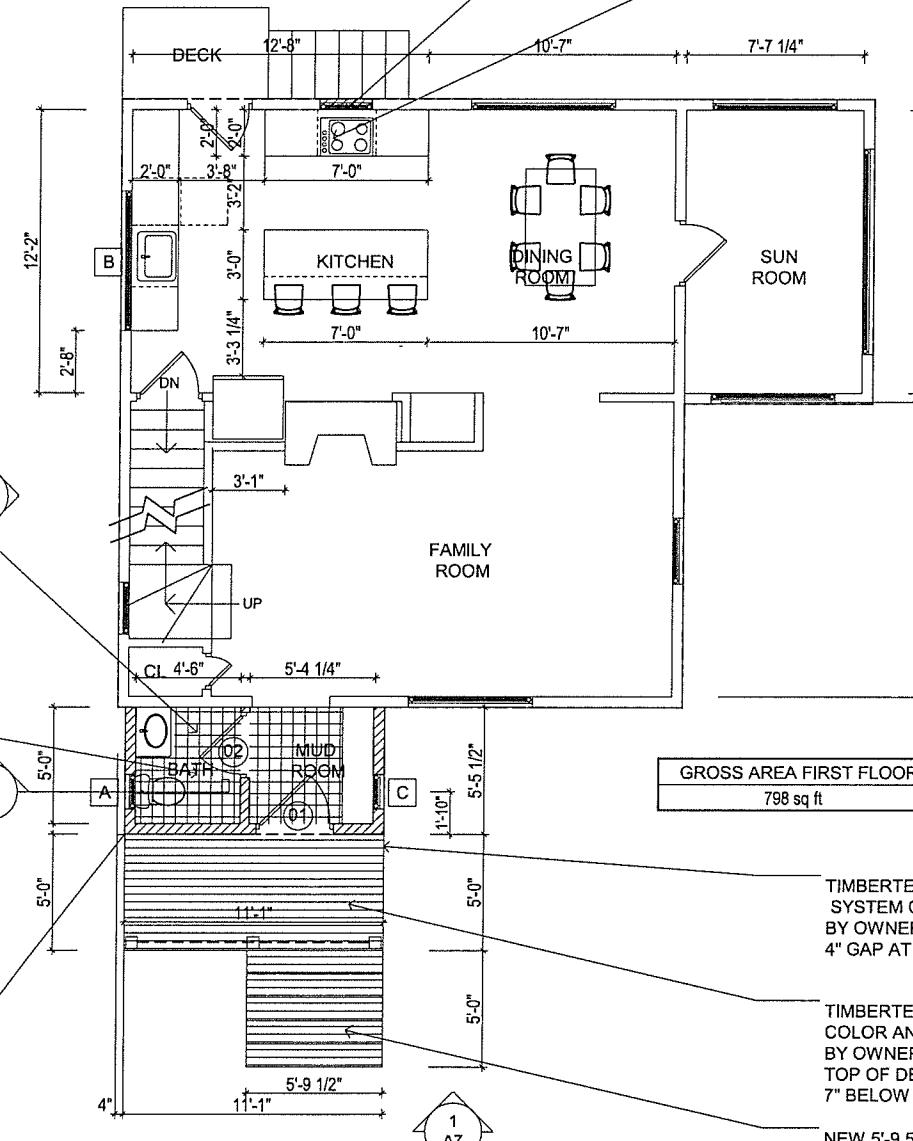
PROPOSED PLAN

Sheet
Number:

A6

INFL INFIL EXISTING WALL TO MATCH
EXISTING FINISHES INSIDE AND OUT
(INSULATE TO CODE)

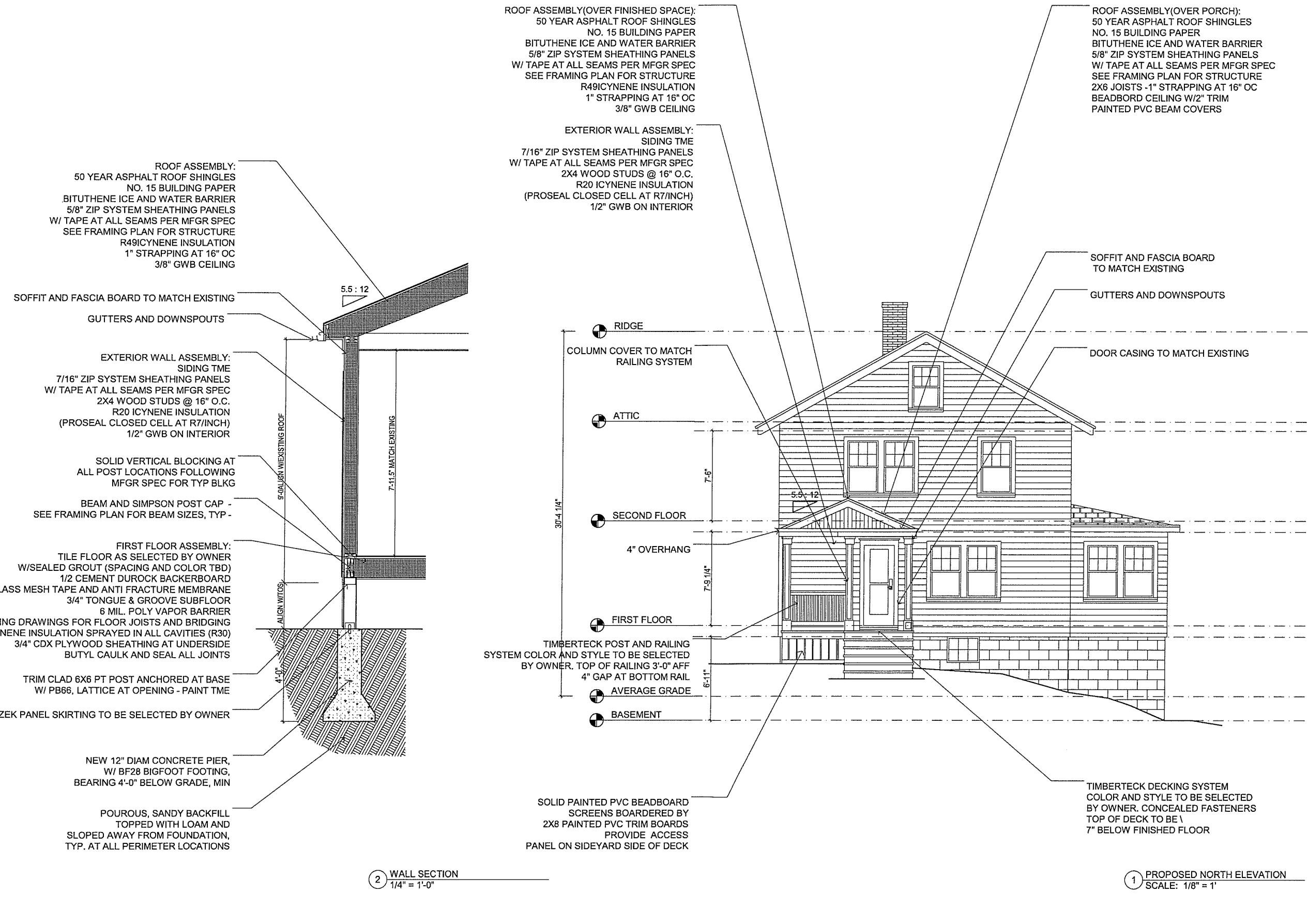
REFER TO FINAL KITCHEN LAYOUT DRAWINGS
FROM KITCHEN CONSULTANT FOR LAYOUT,
WATER, GAS AND POWER LOCATIONS.



WINDOW SCHEDULE PELLA 350 OR EQUAL SERIES		
KEY	SIZE	DESCRIPTION
A	1'-8" X 3'-2"	NEW DOUBLE HUNG WINDOW TME (TEMPERED)
B	6'-0" X 3'-2"	TRIPLE DOUBLE HUNG WINDOW W/1"-6" FLANKERS
C	1'-8" X 1'-8"	NEW AWNING STYLE WINDOW TEMPERED IN BATH

1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'

0 5 10 15

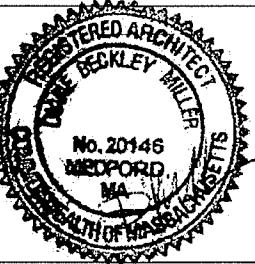


MILLER
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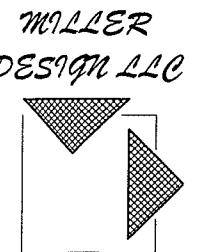


WILLUSZ / RULE
79 RONALD ROAD
ARLINGTON, MA

PROPOSED
ELEVATION/SECTION

Sheet
Number:

A7

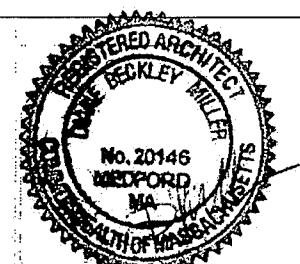


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4/15/22 ZONING SUBMISSION



WILLUSZ / RULE
79 RONALD ROAD
ARLINGTON, MA

PROPOSED ELEVATION/SECTION

Sheet
Number:

A8

